



09-00120-000

MCVAY ELIZABETH A

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4019 SUNSET BOULEVARD
STEUBENVILLE, OH 43952

ISLAND CREEK TWP / EDISON LSD

0912A011200

LEGAL INFORMATION

2-7-12 11 LAND 3.00A
MAP-09-12A0-11200

OOC

Acres:3.0000

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MCVAY ELIZABETH A	4019 SUNSET BOULEVARD	STEUBENVILLE	OH	43952	10/29/1985	95,000	0:N/C : 0	☐	☒
2							0	0	☐	☐
3							0	0	☐	☐

X:

☐ TTO

LISTER:DATE:TIME:

☐ LETTER☐ LETTER REC'DGIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION
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☒ PAVED☐ GRAVEL☐ DIRT☐ SIDEWALKS☐ CURBS

☒ LEVEL☐ HIGH☐ LOW☐ ROLLING☐ STANDARD

☐ WATER☐ SEWER☐ GAS☐ ELECTRIC☐ STANDARD

☒ IMPROVING☐ STATIC☐ DECLINING☐ OLD☐ STANDARD

☐ A. TOPGRHY☐ B. ACCESS☐ D. LOCATION☐ E. SZ/SHAPE☐ F. VACANCY

☐ G. RESTRICT☐ H. OTHER☐ I. Partial Interest☐ J. EX FRONT☐ R. REVAL

SR 213

COMMENT

MCVAY ELIZABETH A,@100%
18REVAL: CHG OUTBUILDING INFO AND DWLG
SKETCH. RMV GARAGE FROM OUTBUILDINGS
AND ATTACH TO DWLG. PER MAILER: CHG
FIREPLACES.

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
A0:Right of Way	AC:0.17	0					0	0
AH:Homesite	AC:1	20540					20,540	0
AS:Small Acres	AC:1.83	4300					7,870	0
Total Acres: 3.0000						TOTAL	28,410	0

VALUATION SUMMARY

VALUE YEAR	2024	2021	2019	2018	2015...
REASON FOR CHANGE	RAPP	TRI	MISC	RAPP	TRI
APPRaised	28,410	24,870	22,870	22,870	35,600
VALUE	IMPR	232,910	161,550	147,060	139,100
	TOTAL	261,320	186,420	169,930	174,700
ASSESSED	9,940	8,700	8,000	8,000	12,460
VALUE	IMPR	81,520	56,540	51,470	48,690
	TOTAL	91,460	65,240	59,470	61,150

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE		SKETCH														
☒ SF	☐ DU	☐ TR	☐ WOOD	1	1948	BRK	264,660																
☐ CONVERSION	☐ STUCCO		☐ STUCCO	2ND	900	BRK	69,510																
BUILDING TYPE			☐ ALM/VYNL																				
☐ MOBILE HOME	☐ CONC BLK		☐ CONC BLK																				
☒ BI/TR LEVEL	☐ METAL		☐ METAL																				
☐ MOD/MAN	☐ BRICK		☐ BRICK																				
☐	☐ STONE		☐ STONE																				
ROOFING			ROOF TYPE																				
☐ METAL	☐ GABLE		☐ GABLE																				
☐ SLT/TLE	☐ HIP		☐ HIP																				
☐ SHINGLES	☐ GAMBREL		☐ GAMBREL																				
☐ SHAKES	☐ MANSARD		☐ MANSARD																				
☐ COMPOSITE	☐ FLAT		☐ FLAT																				
FLOORS		B	1	2	3	U	SUBTOTAL		334,170														
CONCRETE	☐	☐	☐	☐	☐		MULTI-FAMILY #	0	0														
WOOD	☐	☐	☐	☐	☐		BUILDING TYPE	100%	0														
TILE/COMPO	☐	☐	☐	☐	☐		BSMT FINISH	0 S.F.	0														
CARPET	☐	☐	☐	☐	☐		FIREPLACE #	2	9,900														
INT. FINISH		B	1	2	3	U	HEATING	0 S.F.	0														
PLASTER/DW	☐	☐	☐	☐	☐		AIR COND	0 S.F.	0														
PANELING	☐	☐	☐	☐	☐		PLUMBING #	6	5,400														
UNFINISHED	☐	☐	☐	☐	☐		GARAGES & CARPORTS		22,900														
ACCOMMODATIONS							EXTRA FEATURES		2,960														
# OF ROOMS		8					SUBTOTAL		375,330														
BEDROOMS		3					GRADE FACTOR		110 %														
FIREPLACES		2					UNADJUSTED VALUE		412,860														
HEAT & AC		B	1	2	3	U	FACTOR		100 %														
NO HEAT	☐	☐	☐	☐	☐		OCCUPANCY		ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL		
CTRL HEAT	☐	☒	☒	☐	☐		DWELLING	2	SK	2,848	C+			1965		A	412,860	60	165,140		219,640		
HW/STEAM	☐	☐	☐	☐	☐		1 Pool InGr		32x16	512	C	37.50	1978			A	19,200	50	9,600	USE30	6,720		
ELECTRIC	☐	☐	☐	☐	☐		2 Stable		20x40	800	C	19.50	1976			F	15,600	58	6,550		6,550		
HEAT PUMP	☐	☐	☐	☐	☐		3																
FLR/WALL	☐	☐	☐	☐	☐		4																
STVE/SPCE	☐	☐	☐	☐	☐		5																
GEOTHERMAL	☐	☐	☐	☐	☐		6																
OUTSIDE	☐	☐	☐	☐	☐		7																
CTRL A/C	☐	☐	☐	☐	☐		8																
PLUMBING		BASE ☒					9																
X FULL BATH		2					10																
X HALF BATH							11																
X FIXTURES																							
09-00120-000																				TOTAL		232,910	
COMMENTS																							
(192SF OBP=\$2,960),(720SF AGBF=\$22,900) Dwelling has an Economic Factor of 133% (Rollback Basis=\$240,180)																							